



**BRADDOCK METRO NEIGHBORHOOD PLAN
IMPLEMENTATION ADVISORY GROUP MEETING # 19
City of Alexandria, Department of Planning and Zoning**

**Charles Houston Recreation Center
Thursday, April 14, 2016
Business Meeting 7 p.m.
Community Meeting 7:30 p.m.**

Meeting Summary

Meeting notes are recorded by City staff to provide a written record of principal items of discussion and comments from the public. They are not intended to be a verbatim transcription of the meeting.

Meeting Attendees

Braddock Implementation Advisory Group Members

Sarah Becker, Neighborhood-at-large
Keith Calhoun, Small Business
Eddy Cettina, Area Developer
Margo Heard, Public Housing
Glenn Hopkins, Non-profit
Judy Noritake, Braddock Metro Citizens' Coalition
Jesse O'Connell, Neighborhood-at-large
Abby Oklak, Braddock Metro Citizens' Coalition
Roy Priest, Alexandria Redevelopment & Housing Authority
Michelle Saylor, Braddock Lofts
Salena Zellers Schmidtke, Braddock Lofts
James Thompson, Architect/HP Preservation
Heath Wells, West Old Town Civic Association
Leslie Zupan, West Old Town Civic Association

City Staff

Helen McIlvaine, Director, Office of Housing
Nathan Imm, Urban Planner, Department of Planning and Zoning
Dana Wedeles, Planner, Department of Recreation, Parks and Cultural Activities
Katherine Carraway, Urban Planner, Department of Planning and Zoning

Other

Connie Staudinger, ARHA
Mark Van Tassel, At-Large Applicant
Charken Walker, At-Large Applicant

BUSINESS MEETING

Welcome and Introductions

Mr. O'Connell, BIAG Co-Facilitator, welcomed the group and outlined the meeting agenda, which includes discussion on applicants for the BIAG At-Large vacancy. He also recognized two of the

applicants in attendance – Ms. Charkenka Walker and Mr. Mark Van Tassel. Mr. Imm reviewed the Vacancy Replacement Process as agreed upon by the BIAG in 2012.

At-Large Vacancy

Mr. O’Connell facilitated the discussion with BIAG members to gather their feedback on the 3 candidates applying for the slot.

Below is a summary of the BIAG feedback on the candidates. Each of the applicants was thanked for being willing to serve on the group and offer their valuable unique contribution.

1. Candidate: Christopher Campagna

- Qualifications:
 - Owns property and operates a business in the Braddock Metro / Parker Gray neighborhood
 - Interested in seeing the neighborhood continue to mature without losing its unique character
- Braddock Implementation Advisory Group Feedback:
 - Can offer expertise and support in bringing retail to the neighborhood.
 - Does not live in the Braddock Metro neighborhood, but qualifies as a neighborhood business owner.

2. Candidate: Mark William Van Tassel

- Qualifications:
 - Has lived near the Braddock Metro Neighborhood area for the last 5 years.
 - Works at an engineering consulting firm in Alexandria that specializes in high performance sustainable design; can bring to the AG a practical approach that weighs heavily on sustainable designs while recognizing the social benefits of livable/walkable cities
- Braddock Implementation Advisory Group Feedback:
 - Does not live within the Braddock Metro Neighborhood boundary and therefore doesn’t qualify.

3. Candidate: Charkenka Walker

- Qualifications: Has lived in the Braddock Metro Neighborhood for 10 years (Ramsey Homes); believes that she can represent an under-heard demographic, can bridge the gap amongst neighbors; has seen wonderful changes happening in the neighborhood.
- Braddock Implementation Advisory Group Feedback:
 - Has participated in multiple community meetings; highly committed; think highly of her
 - Good public advocate

Vacancy Replacement Process

BIAG members unanimously agreed that the future appointment process for the at-large vacancies follow a more typical process rather than the process established by the group in 2012. A suggestion was made for BIAG members to provide comments on potential candidates through email rather than in a public meeting.

COMMUNITY MEETING

Welcome and Updates

Mr. O'Connell, BIAG Co-Facilitator, welcomed the group and made introductory remarks.

Presentations

Fayette Streetscape Project Update

Mr. Imm updated the group on the estimated schedule:

- Design anticipated to be completed by end of May
- Contracted by end of June
- July/August community meeting with contractor
- Completion expected late summer/early fall
 - *Staff will notify the BIAG when more information is known about the community meeting with the contractor*
 - *Staff confirmed that surrounding neighbors to the project area will be notified in writing.*

Braddock Road Metrorail Station: Joint Development Analysis

Ms. Carraway notified the group that the final document is posted for unsolicited proposals on the [Washington Metropolitan Transit Authority website](#) and the [City's Braddock webpage](#). The Alexandria Economic Development Partnership has forwarded the document to 15 entities.

- BIAG members referenced an article in the Washington Business Journal: "[At Braddock Road Metro, transit agency plots a major development opportunity](#)", which addresses residential, retail and office development questions.
 - *Staff confirmed that the joint development analysis is consistent with the 2008 Braddock Metro Neighborhood Plan, and is responsive to community needs and market trends as well as to transit access and circulation needs.*
 - *Staff will forward the link to the article in the Washington Business Journal.*

Ramsey Homes Update

Mr. Priest updated the group on the status of the Ramsey Homes project, which now consists of 2 options:

1. Option 1 – 53 unit proposal consisting of two new buildings
 2. Option 2 – 49 unit alternative that seeks to preserve one existing building. The use of the preserved building is being considered.
- BIAG members suggested that there may be a third option, which would serve as a compromise between Options 1 and 2.
 - BIAG members raised concerns over the potential displacement of Ramsey tenants. Mr. Priest described how ARHA is addressing the issue through finding temporary units and tenant protection vouchers.

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ARHA will schedule a community meeting on the project for the last week of May and the next ARHA Redevelopment work group meeting is scheduled for June 9th. The entire Ramsey Project Analysis is posted on the [Virginia Housing Development website](#).

ARHA RFP Process

Mr. Priest provided an update on the RFP for the 5, including developers chosen during the selection process:

1. Andrew Adkins (Clark Realty)
2. ARHA Administrative Building (EYA, Penrose, JBG)
3. Samuel Madden Homes (Clark Realty)
4. Hopkins Tancil Courts (EYA, Penrose, JBG)
5. Cameron Valley (Bozutto)

The development schedule is yet to be determined.

- BIAG members asked that ARHA ensure a robust community outreach process that addresses transitioning, transportation and re-tenanting.

1-Acre Braddock Park

Ms. Wedeles and Mr. Imm presented the final concept plan for the 1-Acre Braddock Park, explaining that it provides a program and framework for the future development of the park. The park plan will be presented for approval at a public hearing of the Park & Recreation Commission in June.

- BIAG members discussed the potential for the relocation of the US Post Office on Wythe Street.
 - Staff will provide the BIAG with a summary of the City's outreach efforts with the U.S. Postal Service.

Next Steps

- July/August - Community meeting with contractor for Fayette Streetscape
- Next BIAG meeting – September (Date TBD)